056.0	0001	0005.0	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,389,000 / 1,389,000
					USE VALUE:	1,389,000 / 1,389,000
					ASSESSED:	1,389,000 / 1,389,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		HOBBS CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	P&M CARUSO FAMILY LLC
Owner 2:	C/O PAUL CARUSO
Owner 3:	
Street 1:	63 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARUSO PAUL -
Owner 2:	P & C LANDSCAPE CONTRACTOR -
Street 1:	63 MORNINGSIDE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 18,150 Sq. Ft. of land mainly classified as Auto Repair with a Warehouse Building built about 1946, having primarily Conc. Block Exterior and 6468 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	18150.000	254,900	19,400	1,114,700	1,389,000
Total Card	0.417	254,900	19,400	1,114,700	1,389,000
Total Parcel	0.417	254,900	19,400	1,114,700	1,389,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 214.75 | /Parcel: 214.7

Legal Description

User Acct 37132

GIS Ref

GIS Ref

Insp Date 07/19/18

Entered Lot Size

Total Land:

Land Unit Type:

!4611!

PREVIOUS ASSESSMENT

Parcel ID 056.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	332	FV	254,900	19400	18,150.	1,095,400	1,369,700	1,369,700	Year End Roll	12/18/2019
2019	332	FV	228,900	20200	18,150.	1,030,900	1,280,000	1,280,000	Year End Roll	1/3/2019
2018	332	FV	249,000	20200	18,150.	902,100	1,171,300	1,171,300	Year End Roll	12/20/2017
2017	332	FV	249,000	20200	18,150.	708,800	978,000	978,000	Year End Roll	1/3/2017
2016	332	FV	249,000	20200	18,150.	708,800	978,000	978,000	Year End	1/4/2016
2015	332	FV	245,600	4300	18,150.	644,300	894,200	894,200	Year End Roll	12/11/2014
2014	332	FV	245,600	4300	18,150.	644,300	894,200	894,200	Year End Roll	12/16/2013
2013	332	FV	245,600	4300	18,150.	644,300	894,200	894,200		12/13/2012

PRINT

Date	Time
12/10/20	19:36:56

LAST REV

Date	Time
05/28/19	11:00:54

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4611

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSO PAUL,	58791-376		3/30/2012	Convenience	99	No	No		
	20812-70		10/1/1990		500,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2019	I & E Return	MM	Mary M
7/19/2018	MEAS&NOTICE	PH	Patrick H
2/8/2017	I & E Return	EMK	Ellen K
3/28/2016	I & E Return	EMK	Ellen K
3/19/2009	Meas/Inspect	197	PATRIOT
11/13/2000	Hearing N/C	189	PATRIOT
5/8/2000	Meas/Inspect	197	PATRIOT
11/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	37132
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		18150		Sq. Ft.	Site		0	43.25	1.42	CG									1,114,682						1,114,700	

Total AC/HA: 0.41667 | Total SF/SM: 18150 | Parcel LUC: 332 | Auto Repair | Prime NB Desc: COMM GD | Total: 1,114,682 | Spl Credit | Total: 1,114,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	16		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	32.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	32	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.94751579
Adj $ / SQ:	52.303
Other Features:	2500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374874
Depreciation:	119960
Depreciated Total:	254915

COMMENTS

P+C LANDSCAPING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	0		BRs:	0		Baths:			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

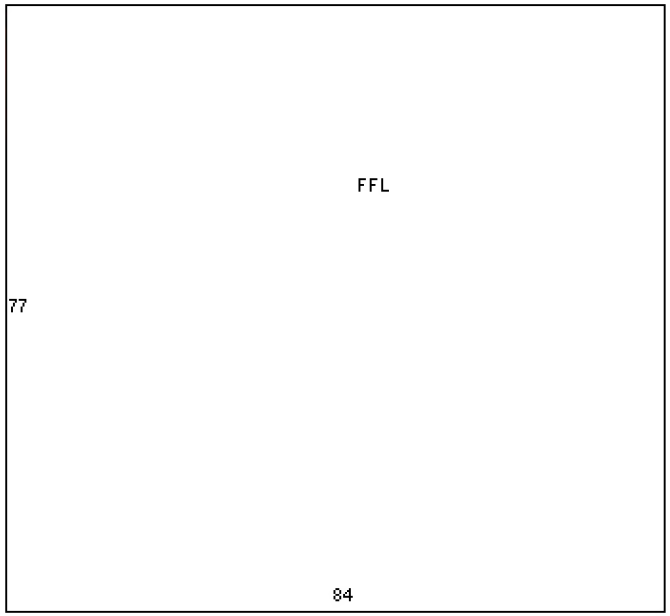
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	57.53
Special Features:	0	Val/Su Net:	39.41
Final Total:	254900	Val/Su SzAd	39.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	6,468	52.300	338,295
	Net Sketched Area:	6,468	Total:	338,295
Size Ad	6468	Gross Are	6468	FinArea 6468

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

056.0-0001-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
89	Fence-8	D	Y	1	500	A	AV	1985	11.00	T	27.2	332			4,000			4,000
85	Paving	D	Y	1	10000	A	AV	1990	2.00	T	23.2	332			15,400			15,400

More:	N	Total Yard Items:	19,400	Total Special Featues:	Total: 19,400